



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: April 6, 2010

SUBJECT: Extension Request – BZA Case 17749A: 1625 – 31 14th Street, N.W. (Central Union Mission)

OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends the Board grant the requested two year time extension of Order No. 17749

Applicant:	Alturas Real Estate Interests, LLC
Address:	1625 – 1631 14 th Street, N.W.
Ward / ANC	Ward 2; ANC 2F
Zone District	ARTS / C-3-A
Project Summary:	2 variances & 4 special exceptions enabling renovation of historic Central Union Mission, demolition of non-historic rear additions, & construction of a six story addition. Would contain 36 residences, 24 parking spaces and ground floor retail.
Date of Order Issuance:	May 9, 2008
Previous Extension:	N/A
Date of Order Expiration:	May 9, 2010



PROJECT SITE, SE Corner of 14th and R Streets, NW:



EVALUATION OF THE EXTENSION REQUEST

Section 3031.6 of the Zoning Regulations allows for the extension of a BZA approval for “good case” shown upon the filing of a written request by the applicant before the expiration of the approval; provided that the BZA determines that the following requirements are met:

- (a) **The extension request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond.**

The application submitted to the BZA is dated February 17, 2010 and has been in the public record since filing. §3130.9 further provides that a time extension filed at least 30 days prior to the expiration date shall toll the expiration date to allow the BZA to consider the request

- (b) **There is no substantial change in any of the material facts upon which the Board based its original approval of the application that would undermine the Board’s justification for approving the original application.**

Zoning Regulations: No change.

Comprehensive Plan: No change.

Surrounding Development: No substantial change.

Proposed Development:

The application indicates that no changes to the approved development are proposed as part of this extension request.

- (c) **The applicant demonstrates that there is good cause for such extension, with substantial evidence of one or more of the following criteria.**

- (1) **An inability to obtain sufficient project financing due to economic and market conditions beyond the applicant’s reasonable control;**

The applicant has submitted a letter from Gimbert Associates LLC, specialists in commercial real estate finance, attesting to the unsuccessful efforts that company has made to secure financing for the applicant’s project in the current market.

- (2) **An inability to secure all required governmental agency approvals by the expiration date of the Board’s order because of delays that are beyond the applicant’s reasonable control; or**
N/A.

- (3) **The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant’s reasonable control.**

Although not cited by the applicant as a supporting reason, OP notes that the Central Union Mission has had difficulty in securing a site for the institution’s relocation and is continuing to occupy the subject site.